Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 8 Russell Avenue, Woodend

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: | or range between: $698,000 | & $735,000

Median sale price

Median price: $996,000 | Property type: House | Suburb: Gisborne

Period - From: October 2023 | to: September 2024 | Source: Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 Russell Avenue, Woodend	$715,000	17/07/2024
17 Buckland Street, Woodend	$800,000	16/09/2024
1 Rodney Drive, Woodend	$770,000	25/01/2024

This Statement of Information was prepared on: 13 February 2025